

FRONT YARD AVERAGING CALCULATION

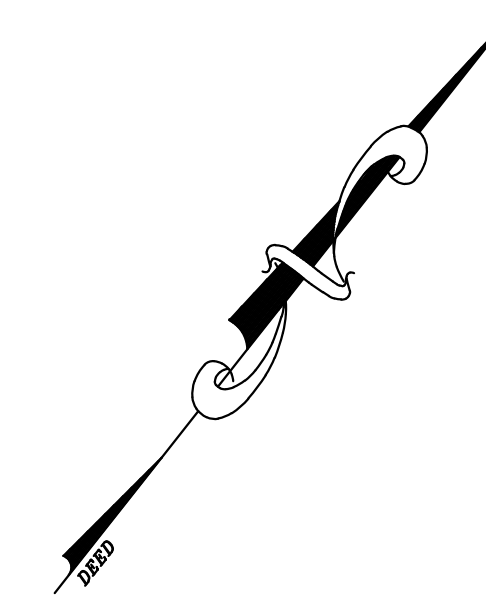
BLOCK	LOT	SETBACK
54	11	40.11' *
AVERAGE		40.11'
NORTH AVENUE		

* = MEASURED TO PORCH OR LANDING IN EXCESS OF 35 S.F.

FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
54	8	33.90'
54	9	28.67' *
AVERAGE		31.29'
RUSSELL ROAD		

* = MEASURED TO PORCH OR LANDING IN EXCESS OF 35 S.F.



- NOTES**
- THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEIPTS:

	YES	NO
A. DEED OF RECORD	X	---
B. FILED MAP	X	---
C. FIELD SURVEY	X	---
D. TITLE SEARCH	---	X
E. TAX MAP	X	---
F. OTHER (SEE REFERENCES)	X	---
 - THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
 - THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 - IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 - PARCEL CONTAINS 17,575 S.F. ±.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
 - ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. (INTENDED TO BE THE SAME ASSUMED DATUM AS USED IN THE REFERENCE SURVEY BELOW). LOCAL BENCHMARK IS A SURVEYOR'S MAGNANL SET IN THE SIDEWALK ON THE SOUTHERLY SIDE OF NORTH AVENUE, DIRECTLY ACROSS FROM TAX LOT 10, BLOCK 54 (THE SUBJECT PROPERTY) ELEV. =101.00 (ASSUMED)

RECORD DEED DEED BOOK 3714, PAGE 635
 DEED BOOK 4248, PAGE 303

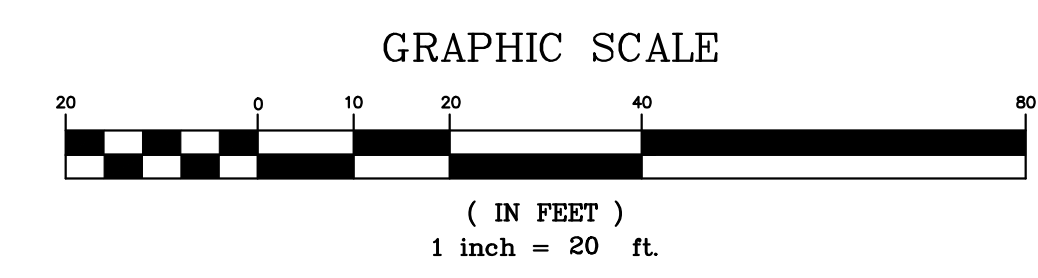
TAX MAP SHEET No. 16

REFERENCE ASBILITY SURVEY PLAN FOR TAX LOT 11, BLOCK 54, PREPARED BY EKA ASSOCIATES, P.A., DATED 5/22/2020

FILED MAP DATA N/A

LEGEND

-sw	- EXISTING SIDEWALK ELEVATION	-TCB	- PROPOSED CONTOUR
-gfd	- EXISTING GROUND ELEVATION	-psp	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	-gp	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-abg	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-abg	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	-nc	- EXISTING FENCE ELEVATION
⊙	- EXISTING SANITARY MANHOLE	-conc	- EXISTING CONCRETE ELEVATION
⊙	- EXISTING FIRE HYDRANT	TC	- EXISTING TOP OF GRATE ELEVATION
⊙	- EXISTING STORM MANHOLE	INV	- EXISTING INVERT
⊙	- EXISTING GUY WIRE	148.86 - 292	- EXISTING SPOT ELEVATION
⊙	- EXISTING UTILITY POLE	-ep	- EXISTING EDGE OF PAVEMENT ELEVATION
⊙	- EXISTING WATER VALVE	-200	- EXISTING CONTOUR
⊙	- EXISTING GAS VALVE	-tw	- EXISTING TOP OF WALL
⊙	- EXISTING TREE AND SIZE	-bw	- EXISTING BOTTOM OF WALL
⊙	- EXISTING TOP OF SLOPE		
-bs	- EXISTING BOTTOM OF SLOPE		



**BOUNDARY & TOPOGRAPHIC SURVEY
 TAX LOT 10 BLOCK 54
 BOROUGH OF FANWOOD, UNION COUNTY, NEW JERSEY**

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
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REVISIONS:

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Job No. 848260 Date 5/5/2021 Scale 1" = 20' Drawn WKA Map No. FILE Sheet 1 of 1